

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 28, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 28, 2014 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF JULY 21, 2014 and JULY 23, 2014.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of July 21, 2014 and July 23, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-187      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 017-182-028  
**Grantor:** Aloni Realty, LLC  
**Property:** 1264 Farmington Avenue, Bristol  
**Project Purpose:** Widening of U. S. Route 6, Bristol and Farmington Project  
**Item Purpose:** Administrative settlement for the acquisition of a defined easement for highway purposes totaling 1,130±SF, a slope easement totaling 195±SF as well as additional compensation for the contributory value of site improvements.

This DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. DOT requires an area of 1,130 SF along the Route 6 frontage for a defined easement for highway purposes. In addition, compensation will be paid for a 195 SF slope easement, also along the Route 6 frontage. A sign base and wiring for 3 business signs, 1 light pole, and some landscaping will be affected. The project site is 0.60 acres of commercial land improved with a fast food restaurant (Dunkin Donuts) located on the southerly side of Route 6 Farmington Avenue. The property has approximately 122 feet of frontage on Farmington Avenue.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 28, 2014

Page 2

The Grantor rejected \$10,000 in compensation, which was based on \$8.50/SF, and countered \$20,000. The parties agreed to \$11,700 in compensation based on \$10.00/SF which is within the range of values for this project.

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The damages are supported by the Estimate of Compensation, and the Administrative Settlement Statement, dated June 26, 2014.

**PRB #** 14-188 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 142-146-007  
**Grantor:** Town of Tolland  
**Property:** Intersection of Merrow Road and Field Commons Drive, Tolland  
**Project Purpose:** Reconstruction of Route 195 Project  
**Item Purpose:** Acquisition of two defined easements for highway purposes totaling 4,258±SF and 1,658±SF each as well as a slope easement totaling 117±SF.

This DOT project is being designed along Route 195 from its intersection with I-84's eastbound ramps through its intersection with Goose Lane/Rhodes Road. Operationally, the project originally was designed to address traffic flows from Interstate 84 towards UConn for campus events (basketball games, etc.), and involved implementation a second Route 195 southbound through lane within the project limits. Recently a decision has been made to modify the project to also include a second Route 195 northbound through lane throughout the project limits (previously a second northbound lane was only provided through the Route 195/I-84 Eastbound Ramps intersection). Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. The subject properties are located along the intersection of Route 195 and Fieldstone Commons within the local roadway right of way. The project requires two partial takings for highway purposes comprising approximately 4,258-SF and 1,658-SF respectively. As such the total taking comprises 5,916-SF. This voucher also includes the acquisition of a slope easement comprising 117-SF. DOT established a rate of \$1.50 which is consistent with the previous approvals for open space or vacant parcel acquisitions. The parties agreed to \$9,000 in compensation.

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The damages are supported by the Estimate of Compensation.

**PRB #** 14-189 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 173-420-003  
**Grantor:** Cross Street, LLC  
**Property:** 1 Lincoln Street, Westport  
**Project Purpose:** Route 1 Traffic Signalization Project  
**Item Purpose:** Agreement for Just Compensation for the acquisition of a defined easement for highway purposes totaling 151±SF as well as additional compensation for contributory value of landscaping.

## STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 28, 2014

Page 3

This DOT project is for signalization improvements at the intersection of Lincoln Street and U. S. Route 1 (Post Road West), Westport. DOT will install a new pedestrian push button pedestal near to existing sidewalks and an existing pedestal. DOT requires a defined traffic easement to install and maintain traffic signalization devices. The easement area is approximately 10 feet by 15 feet, and is located in the southwest corner of the property at the intersection of Lincoln Street and Post Road, Route 1. Some lawn will be disturbed.

The affected property is 0.28 acre, and is zoned Restricted Office-Retail District 1 which is designed to allow a desirable combination of compatible residential and commercial uses along the Post Road, Route 1. The principal uses are residential, with home occupations. Commercial uses (stores, restaurants, shops, professional offices) are allowed by special permit. The subject is improved with a single family residence. The Grantor rejected \$3,900 in compensation, and countered \$10,000. The parties agreed to \$7,500 in compensation based on increasing the estimated impact of the project from 50% to 99%, as is commonly applicable for defined easements for highway purposes. The calculation becomes  $151 \text{ SF} @ \$50.00/\text{SF} \times 99\% = \$7,475$ .

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The damages are supported by the Estimate of Compensation, and the DOT Workflow Statement, dated May 8, 2014.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

<b>PRB#</b>	<b>14-179</b>	<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-T-603	<b>Origin/Client:</b>	DCS/DEEP
<b>Contract:</b>	OC-DCS-CA-0008		
<b>Consultant:</b>	A/Z Corporation		
<b>Property:</b>	Hammonasset Beach State Park, Madison		
<b>Project Purpose:</b>	West Beach Improvements Project		
<b>Item Purpose:</b>	Task Letter #4 to compensate the consultant for project related construction administration services.		

This submittal was suspended by the Board on 7/21/2014 due to the fact that it appeared that the subject on call contract had expired. In an email response dated July 21, 2014 the DCS Project Manager confirmed that the on-call contract had expired. DCS has requested that the file be returned and that the Agency will proceed to select another firm on the current active On-Call CA series.

Staff recommended that SPRB reject and return PRB File #14-179. DCS has confirmed that the subject on-call series has expired and as such another firm will need to be selected off the current active on-call series.

### **ARCHITECT-ENGINEER – NEW BUSINESS**

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

### **EXECUTIVE SESSION**

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 28, 2014

Page 4

**PRB#** 14-201 **Transaction/Contract Type:** AE / New Contract  
**Project Number:** BI-JD-239 **Origin/Client:** DCS/JUD  
**Contract:** BI-JD-239-DB  
**Property:** 50 Field Street, Torrington  
**Project Purpose:** New Litchfield Judicial District Courthouse– D-B Agreement

**Statutory Disclosure Exemption: 1-210(b)(24)**

The Board commenced its discussion of the proposal at 9:55 a.m. and concluded at 9:58 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

**OPEN SESSION**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-179** – Mr. Norman moved and Mr. Valengavich seconded a motion to reject and return PRB File #14-179 to the Department of Construction Services, due to the fact that the subject on-call contract expired May 2015. The motion passed unanimously.

**PRB FILE #14-187** – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #14-187. The motion passed unanimously.

**PRB FILE #14-188** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-188. The motion passed unanimously.

**PRB FILE #14-189** – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #14-189. The motion passed unanimously.

**PRB FILE #14-201** – Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #14-201 pending receipt of additional project information requested as part of the site inspection held on July 23, 2014. The motion passed unanimously.

The meeting adjourned

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary